

**Arlington Redevelopment Board**  
**June 10, 2013**  
**2<sup>nd</sup> Floor Conference Room, Town Hall annex – 7:00 p.m.**

**PRESENT:** C.Scypinski, B. Fitzsimmons, M. Cayer, A. West

**STAFF:** C. Kowalski

**AGENDA ITEM:** Called to order 7:03pm. Symmes sign alteration, temporary sign, street signs. Jake Upton presented a plan to rotate the position of the site entry sign to keep the sign away from the utility easement. Masonry is not supposed to go above conduits, he reported. Mr. Upton confirmed that the engineers approved the visibility and sight lines with this placement. The Board agreed that the change was an aesthetic improvement. Mr. Upton confirmed that the size and height were not changing. Mr. Upton confirmed that the wall of the sign was distant enough from the bus stop that it was not likely to be used as seating for bus riders. Mr. West moved to approve. Ms. Scypinski seconded. All voted in favor.

Mr. Upton then proposed a 4 x 8 foot temporary marketing sign. The sign would be in place until early June 2014, or the end of the listing agreement period with the brokers. The sign would be plywood with painted veneer, same materials and construction as the Brightview sign. Mr. West moved to approve the temporary sign, with content, dimensions and colors as shown. Mr. Cayer seconded and all voted in favor.

Mr. Upton then presented the colors and materials for the Arlington 360 and Brightview permanent sign. Mr. Cayer moved to approve the colors as presented and with Mr. West being authorized to modify the cream color, if agreed, in consultation with the applicant. Ms. Scypinski seconded. All voted in favor.

Mr. Upton then presented the colors and locations of wayfinding signs. After discussion, Mr. Cayer moved to approve the colors as presented and with Mr. West being authorized to modify the cream color, if agreed, in consultation with the applicant. Ms. Scypinski seconded. All voted in favor.

Mr. Upton the reported on the tree inventory list, and explained that the change from a medical office building, and new park and grading changes have led Symmes Neighborhood Advisory Committee (SNAC), the Conservation Commission and Land Trust to create priority zones for replanting in the buffer zone, and a possible fund for abutters who wish to plant trees on their property for screening where ledge on the Arlington 360 property makes tree-planting for screening difficult. Mr. Upton asked for a representative of the ARB to work with the group to represent the Board to help define the priorities and expectations for tree replacement in the conservation restriction. Mr. Fitzsimmons appointed Ms. Scypinski, and she agreed. Mr. Upton stated that he would like a clear, mutually understood sequence on approvals needed for certificates of occupancy.

**Documents used**

1. May 28, 2013 Radner Design Associates Site Entry all Layout, (cover sheet of 24-page sign package)

<b>AGENDA ITEM: Lease amendment, SFC, 20 Academy Street</b>
<p><b>DISCUSSION:</b> Mr. Fitzsimmons recommended that the new rent be agreed upon by the date of the tenant's response.</p> <p>Ms. Scypinski moved to authorize the Chair to sign amendment one to the Central School building lease with Schools for Children, Inc. to extend the notice period for a five year lease extensions and to provide notice of extensions to the tenant. Mr. West seconded and all voted in favor.</p> <p><b>DOCUMENTS USED:</b> Amendment One to the Central School Lease between the Town and Schools for Children.</p>
<p><b>AGENDA ITEM: Action to keep land uses as-zoned during master plan process.</b> Mr. Fitzsimmons explained the interest in keeping by-right uses when considering special permit requests, especially business-zoned uses, during the master plan process. Ms. Kowalski explained that this would signal to applicants that the Board could be less likely to changing by-right uses during the master plan process.</p>
<p><b>VOTE:</b> Mr. West moved that, whereas the Town has undertaken a comprehensive master plan as described under MGL Chapter 41 section 81D, the Board resolves that it expects to exercise rigorous scrutiny in reviewing any special permit application that proposes a change of use, particularly with respect to a change that diminishes business, commercial, and industrial use or areas, until the master plan is completed and adopted. Ms. Scypinski seconded and all voted in favor.</p> <p><b>AGENDA ITEM: Election of Officers.</b> Mr. West thanked Mr. Fitzsimmons for commendable service as Chair on challenging special permits, for example Symmes, 30-50 Mill Street, and his management of those was great. The Board members agreed. Mr. West then moved to nominate Mr. Cayer as Chair. Ms. Scypinski as Vice Chair. Mr. Cayer seconded the nomination of Ms. Scypinski. Ms. Scypinski seconded the nomination of Mr. Cayer. All voted in favor.</p>
<p>A Motion to Adjourn was made by Mr. West at 9:20pm, seconded by Ms. Scypinski and all voted in favor.</p>
<p>The Board approved these minutes with corrections on 11-18-13.</p>